



Charles Louis Homes Ltd
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Ramsbottom
Bury
BL0 9HX

CHARLES LOUIS

HOMES LIMITED

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GROSS INTERNAL AREA
TOTAL: 132 m²/1,430 sq ft
GROUND FLOOR: 61 m²/657 sq ft, FIRST FLOOR: 50 m²/543 sq ft, SECOND FLOOR: 21 m²/230 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY



Directions

From our central Ramsbottom office head south on Bolton St/A676 towards Markland St. Turn right onto Buchanan St. Then turn right at the 2nd cross street onto Stanley St.

7 Stanley Street
Ramsbottom, Bury, BL0 9JG

Guide price £240,000



- Charming three-bedroom stone cottage, beautifully refurbished for modern comfort while preserving traditional appeal.
- Ideal property choice for both first-time buyers and investors.
- Modern kitchen designed for functionality and style, fitted with contemporary fixtures.
- Benefits from gas central heating and double glazing throughout for warmth and efficiency.
- Situated in the heart of sought-after Ramsbottom Village, combining character with convenience.
- Inviting entrance porch leading to a cosy yet spacious living room.
- First floor includes three well-proportioned bedrooms and a stylish bathroom.
- Private, low-maintenance rear yard with attractive shrubberies and views overlooking Ramsbottom, perfect for relaxation.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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7 Stanley Street

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Charles Louis Homes is delighted to present this charming three-bedroom stone cottage, beautifully refurbished to offer modern comfort while retaining its traditional appeal. Nestled in the heart of the sought-after Ramsbottom Village, this property combines character with convenience, making it an ideal choice for first-time buyers and investors alike.

Upon entering, you're welcomed by an inviting entrance hallway that leads into a cosy yet spacious living room. The modern kitchen and dining area is thoughtfully designed, offering ample space for cooking and entertaining, and is fitted with contemporary fixtures and finishes that blend seamlessly with the cottage's rustic charm.

The first floor features three well-proportioned bedrooms and a stylish bathroom, providing comfortable living spaces enhanced by gas central heating and double-glazed windows throughout, ensuring warmth and efficiency. At the rear of the property, the cottage boasts a private, low-maintenance yard, complete with attractive shrubberies and lovely views overlooking Ramsbottom, perfect for outdoor relaxation.

This well-presented cottage is truly a rare find, offering a blend of character, comfort, and a desirable location. A viewing is essential to fully appreciate the charm, quality, and appeal of this delightful home.

Entrance Hallway

13'1" x 36'1" x 45'11" (4'11 x 14)

uPVC door leading into hallway, with access to the living room, dining room and stairs to the first floor.

Living Room

14'7 x 12'6 (4.45m x 3.81m)

uPVC window to front elevation, laminate wooden flooring, log burning stove with brick surround, radiator, central ceiling light, power points, and a TV point.



Dining Room

16'8 x 14'4 (5.08m x 4.37m)

uPVC window to rear elevation, laminate wooden flooring, radiator, gas fire with feature surround, central ceiling light, power points, and a TV point.



Kitchen

8'2 x 12 (2.49m x 3.66m)

uPVC windows to side elevation and door leading to the rear yard, range of wall and base units with contrasting work top, inset Belfast sink with mixer tap, range oven with four ring gas hob with extractor above, integrated fridge and freezer, plumbing for washing machine, tiled flooring, inset ceiling spot light.



First Floor Landing

7'1 x 14'7 (2.16m x 4.45m)

Leading off to bedroom one, two and bathroom. Loft access

Bedroom One

13;11 x 14'2 (3.96m;3.35m x 4.32m)

uPVC window to rear elevation, laminate wooden flooring, centre ceiling light, gas central heating radiator and power points.



Bedroom Two

12'5 x 12'6 (3.78m x 3.81m)

uPVC window to front elevation, centre ceiling light, gas central heating radiator and power points.



Bedroom Three

7'1 x 6 (2.16m x 1.83m)

uPVC window to front elevation, centre ceiling light, gas central heating radiator and power points.



Bathroom

8'6 x 5'7 (2.59m x 1.70m)

uPVC frosted window rear elevation. Three piece suite comprising of low level WC, wash hand basin, bath with thermostatic shower above with glass screen, part tiled and laminate wood effect flooring.



Loft

17'7" x 42'7" x 3'3" (5.36m x 13'1)



Rear Yard

Stone flagged patio, and access via rear gate.



Tenure - Leasehold
Council Tax - Bury band B